

## ROYAL INSTITUTION OF CHARTERED SURVEYORS



### Presidential World Tour 1966

#### THE SECRETARY'S DIARY

In 1966 the President of the RICS, Mr Guy Biscoe, accompanied by his Wife Sheila and the Secretary of the Institution Mr Francis Bennion, carried out a world tour of RICS branches. At intervals the Secretary sent back to HQ in London instalments of a diary he kept of the tour so that chartered surveyors and others interested could be informed of progress on the tour while it was still going on. The following is the text of the diary.

#### **Monday 5 September 1966 (London – New York)**

I left London Airport at 11.00 hours on Monday, 5 September, flying non-stop to New York on a B.O.A.C. Vickers VC 10. Flying time 7 3/4 hours, arrival 13.45 local time. The flight conditions were perfect and the aircraft magnificent. The journey was so smooth and comfortable (flying at 35,000 feet) that there was no difficulty about working, and I was able to write a long paper on the Information Problems of the Profession. I was told in New York that the VC 10, though much admired by transatlantic travellers (including Americans) for the smooth and noiseless ride it gives (the engines are on the tail unit, and passengers are always ahead of the sound), is unfortunately uneconomic to operate and costs 20% more to run than its Boeing equivalent the 727. For this reason, its days are regrettably numbered.

On arrival at the hotel (the St. Regis-Sheraton) I found the President and Mrs. Biscoe, who had left England on Thursday, 1 September and had spent the intervening period in Philadelphia. It was Labor Day, one of the national holidays of the United States, and on the drive of twenty-five miles from John F. Kennedy Airport, the streets were almost deserted (I was driven in a car kindly provided by B.O.A.C.). I reached the hotel at about 15.30 hours and did not leave it that day. Everyone seemed to expect a tip – even the chap who sorted through the mail and triumphantly told me that there was none for me! I worked on my paper, had a light supper of club sandwich and Coke, and turned in at 20.00 (but 'really' one o'clock in the morning!) The hotel is old-fashioned (it used to be owned by Vincent Astor) but very comfortable – air-conditioned throughout, of course, which it needs to be with temperatures a little below 80° and humidity very high.

#### **Tuesday 6 September 1966 (New York)**

Wanting to get my paper typed, I found there was a Public Stenographer in the hotel, who would charge \$1.50 per foolscap sheet (double spacing, top and carbon). As this would have cost the Institution about \$15, the President arranged for it to be done at the Office of the General Accident Insurance Company (of which he is a Director).

After breakfast in my room (orange juice, bacon and eggs, toast, marmalade, coffee) I went for a short walk down Fifth Avenue and bought some cine films at a drugstore (resisting the temptation to have an ice-cream soda). The film was cheaper than in England (\$2.57) but I don't think this price includes processing.

The Biscoes also have a cine camera, and we propose to send our joint efforts to Kodaks after the tour for them to produce a single edited and titled version, using material from both. They will do this and provide any number of copies.

Then Mrs Biscoe and I toured the city with a guide provided by the General Accident Insurance Company, while the President attended to some of the Company business. We visited Broadway, Rockefeller Centre, Radio City, Wall Street and Battery Park (from which the Statue of Liberty is visible) and lunched at the Tops of the Six's on the thirty-ninth (and top) floor of the new building at 666 Fifth Avenue. I had 'Country Squire' fried chicken, which disappointingly looked (and tasted) exactly like any other frozen chicken pieces. Then we visited Guggenheim Museum. This Art Gallery, designed by Frank Lloyd Wright, is unique in consisting of a single spiral gallery, sloping gently down from fifth floor to ground level. The feature was a superb exhibition of Gauguins.

About 18.00 hours, Mr W. A. Howkins, a chartered surveyor, arrived for a drink. He is a Vice-President of Clifford S. Strike & Co., an incorporated firm of consulting engineers (101 Park Avenue). He says that, generally speaking, a chartered surveyor could not practice any aspect of the profession in a U.S. State without passing the tests prescribed by the State law. Strangely, this does not apply to engineers and he is able to act as Vice-President in his firm although not locally qualified. He has worked here since 1946 and has never been under any pressure to become a U.S. citizen.

Afterwards, we were taken to dinner by some friends of the Biscoes (Mr. and Mrs. Martin Zausner, 160 East Forty-Eight Street, New York) at Danny's Hideaway. Here steaks are a speciality, and I duly had one, which was delicious but so large I couldn't finish it. Afterwards to the roof of the new Pan Am Building (British owned) and marvellous views of the lights of New York.

### **Wednesday 7 September 1966 (New York – Vancouver)**

We left New York at midday en route for Vancouver. I will not attempt to summarise my impressions of New York since our stay was too brief to make this very profitable. It is enough to say that apart from the splendid modern buildings and towering skyscrapers there is much evidence of older and less attractive development. There are many squalid tenements, particularly in the Puerto Rican quarter, or East Harlem (we did not penetrate to Harlem proper). I did not mention that yesterday, unaccompanied by the President or Mrs Biscoe, I had a ride in the subway. It was not unlike the London Underground, the main difference being that, as on the Paris Metro, there is a uniform fare which takes the traveller as far as he likes to go. Entry is by putting a token into a turnstile.

The flight on United Airways, with a break at Seattle, was extremely comfortable and smooth, the aircraft being a DC8 jet Mainliner. We were very impressed by the fact that although we took our seats in the forward cabin only a quarter of an hour after having arrived and being allocated these seats, we found waiting for us welcome tokens and book matches printed in gilt with our names. At Seattle airport we were taken by a very friendly American fellow passenger from San Francisco into a club, entry to which is reserved for very frequent travellers on the airline, which was more comfortable than the ordinary airport accommodation. The existence of the Club encourages people to accumulate travelling miles with the airline, and members are given preferential treatment when delays or cancellations occur. The flight to New York followed the Canadian route over the Great Lakes and the Rockies. Although flying at 35,000 feet most of the way we had very good views of the Lakes, though cloud interfered with viewing on the later stages of the journey. We were met at Vancouver by Mr. Gibson, the Chairman of the West Canadian Committee, and the

Honorary Secretary, Mr. Burtonshaw. We were joined by Professor White and Mrs. White, with whom we had dinner.

#### **Thursday, 8 September 1966 (Vancouver)**

This morning I felt reasonably recovered from the loss of three hours on the journey from the East, added to the five from London to New York. Vancouver has a most attractive situation on the heavily indented coast of British Columbia, with the Rocky Mountains visible to the East.

I had a walk around the town before breakfast and found a great many new developments recently erected or in the process of erection. These were in marked contrast to the many old small wooden houses which were side by side with 15 or 20 storey blocks, or what the locals call high rise buildings. In the morning, after going to the bank and doing some chores, I went to the University of British Columbia for lunch. This is the main university in the Province, and there is also a second university, the Simon Fraser University, recently open, to the east of Vancouver. U.B.C., as it is called, occupies a delightful position on the westernmost point of land in Vancouver.

It is attractively laid out with mature trees and flowers in profusion. The lunch was at the Faculty Club, and Professor White, Dean of the Faculty of Commerce, was our host. The Faculty Club corresponds to the Senior Common Room of a British university or college. It was recently donated by one of the local millionaires and is a delightful place for the staff members to use. After a most delightful lunch, beginning with the club speciality, onion soup, and ending with juicy blueberry pie, we spent the afternoon in discussions with Professor White. In the evening we returned to the University for a dinner given by Professor White in honour of the President, attended by about two dozen of the most prominent people in the Province engaged in real estate and kindred subjects. Many of these were, of course, of British origin, some having come out relatively recently, others being several generations British Columbian.

#### **Friday, 9 September 1966 (Vancouver)**

At 9.30 I attended a meeting with the Secretary of the Real Estate Council of British Columbia, followed at 11.30 by a meeting with the West Canadian Committee of the R.I.C.S. We were given lunch at the Vancouver Club by Grosvenor-Laing Ltd., of which the Chairman of the Committee, Mr. Gibson, is a vice-president. In the afternoon we were shown some developments on the North Shore. One was a high rise apartment building with a marvellous situation looking across the water to Vancouver. A two-bedroom flat, unfurnished, in this building, lets at over eight hundred pounds a year. The other development, Spuraway Garden Estate, was a seven-acre collection of individual wooden dwellings, attractively arranged in a woodland estate. One of the features was an original large log cabin which had been converted into a community centre for residents. Another old building was in the process of being altered for use as a gymnasium and sports centre. There were, in each of the developments we saw open air heated swimming pools, which is a very common feature of life out here. In the evening the President gave a cocktail party for chartered surveyors and their wives at the Bayshore Inn. This was followed by dinner at the luxuriously appointed and exclusive Terminal City Club.

Mr. and Mrs. Biscoe went on a fishing expedition with David Squarey and Jimmy James for the whole day. In the morning I dictated reports etc., and then went for a swim. In the afternoon a tennis game had been arranged by Charles Burtonshaw but as it rained

unremittingly he drove me on a tour of the town. Stanley Park (opposite Bayshore Inn) is a large wooded park which Charles Burtonshaw thought the city had been fortunate to save from developers, and has fine views over the water. Other sites included Shaughnessy Golf Club where the rich people in Vancouver disport themselves (annual subscription about £300!) and which is on land leased from an Indian Band at one third of its true value. Richmond (or Lulu Island) an area of new 'subdivisions' (i.e. housing estates) on land which Charles Burtonshaw once reported was too wet for residential building and later came to live on himself! Also the industrial estate on Annacris Island owned by Grosvenor-Laing Ltd., and being cleverly developed and let only to first-class companies. It includes some landscaping, 'which Canadian developers would never bother with'. Later went for a drink to Charles Parsons' house up a creek in North Vancouver. This involves 'Vertical Gardening' since the land slopes steeply down into the creek, where spawning salmon could be seen. Tame chipmunks inhabit the splendid trees – cedars, cypresses, Douglas Fir. In the house you go downstairs to bed. Afterwards for dinner to the elegant Vancouver Tennis Club, where the international championships are held. Inter alia they have no less than six indoor badminton courts! Mrs Parsons is an ex-actress/ballerina and charmingly looks it. We dined on steak fondue, where each person dips cubes of raw steak in a communal pot of hot fat. I last had this at Gstaad.

### **Sunday, 11 September 1966 (Vancouver)**

A quiet day of non-stop rain. In the afternoon to a cinema for 'Who's Afraid of Virginia Woolf?' In the evening to Philip White's charming house near U.B.C. for an English-style Sunday dinner of roast beef (welcome change!).

### **Monday, 12 September 1966 (Vancouver – San Francisco)**

Today being Election Day for the Provincial Legislature, the Province was 'dry' – as it was yesterday, and every Sunday. The President was, therefore, foiled in his intention to offer farewell drinks to the Committee Members who came to see us off. These were Gibson and Burtonshaw, a very charming pair whom we liked very much. Burtonshaw has shown a good deal of courage in hanging up his shingle after coming out here in salaried employment. Although grandly called 'H.C.Burtonshaw Ltd.', in fact it is a real 'one man company', since it has no staff at all – not even a typist. He uses the public stenographer for this, and has a telephone answering service.

While we chatted before leaving they made it clear that the visit was tremendously welcome to the Committee, who are having an uphill task and need all the encouragement they can get. They undertook to let us have regular information about their problems, vacancies etc.

The flight to San Francisco was very pleasant, by United Airways DC8 again. After a short hop to Seattle, with a wait there of thirty minutes, we continued to San Francisco. At Seattle, where we landed at 14.00 hours (not having had lunch), Sheila Biscoe was not unnaturally thirsty so we set off to find a drink, leaving Guy on guard. He was relieved to see us back (after a successful foray) just as the engines were started up. Lunch was then served, consisting mainly of very thin strips of Gruyere, ham and chicken. Introduced by a couple of Daiquiris, I found this very pleasant! We were glad to come down into sunshine again after the incessant rain of Vancouver. The first impression of San Francisco from the air was of endless rectangular blocks of houses, though the bays and islands, and the two suspension bridges, made a pretty scene.

We were met by Bob Jones, 'resident Vice-President' of G.A., and taken to our hotel, the Mark Hopkins – named after a railway king and situated on Nob Hill, named after the

'railway barons', 'bonanza (i.e. goldrush) kings', and other wealthy 'nobs' of Victorian times who built their mansions here. The only surprise at first sight about San Francisco was the effect of the many hills in making the streets fantastically steep. They still retain the old cable cars as the most effective means of getting up these streets.

'The Mark' is a nineteen storey block, and we had two suites on the fourteenth floor (because they had no ordinary rooms vacant and followed the normal practice of giving us suites at no extra charge). The views were quite fabulous.

In the evening Bob Jones took us to dinner at Ernie's, one of the celebrated San Francisco restaurants. This is Victorian, with crimson damask walls and 'gas lighting'. Food and service quite superb. The nearest equivalent in London is Rule's, but Ernie's is 200% better. While there we learned that there was an earthquake at San Francisco this morning! Afterwards there was a visit to a 'topless' night-spot, but I missed this, sending a cable to Mary Rose! There is a 'topless' craze in San Francisco, including a topless band, 'amateur nights', co-eds, lunch counters et al. The beat-all is a topless shoeshine girl!

### **Tuesday, 13 September 1966 (San Francisco)**

Various chores this morning, after which I had to walk down the steep streets through the Chinese quarter to Fisherman's Wharf and North Beach. (Guy Biscoe at a General Accident meeting; Sheila Biscoe on a 'ladies tour' laid on by the General Accident). In the afternoon we were all taken on a motor tour by Mr. Priestmayer of the General Accident. This took us to Sausalito, ten miles from San Francisco over the Golden Gate Bridge. A truly marvellous view of San Francisco across the bay. Mr. Priestmayer told us there were a lot of suicides from the bridge, the height being enough to break every bone in the body on impact with the water. He knew a man who specialised in diving off bridges but met his match at the Golden Gate and broke his back. It is not, in fact, golden, but painted red. Strangely enough, the painting is never finished, according to Mr. Priestmayer. We told him it was not unique in this respect!

Sausalito is a charming little place, reminiscent of the South of France (according to the Biscoes). It is somewhat Bohemian, and the haunt of beatniks. There is an amusing set of shops on several storeys called the village fair. This includes a shop selling nothing but candles (like the one at Geneva) and 'Toys for Men' shop with everything for the amateur barman, including safety straps for bar stools.

In the evening Mr. Priestmayer took us back to Sausalito for dinner at the Spinnaker. This is got up like the interior of a large and lavish yacht, and is perched on a stony promontory with views across the water to San Francisco. The Green Goddess salad (secret recipe) was excellent, and portions so lavish that the Biscoes declined the main course.

Before dinner we had a visit from Roger Machin, one of two chartered surveyors in San Francisco (the other is Adamson – both quantity surveyors). He works with a contractor (Levy Construction) but only part-time – he works also with architects. He does not seem to be in private practice exactly, but between this and salaried employment somehow.

He thinks there is a future in the States for chartered quantity surveyors and will think about how best the R.I.C.S. can help – possibly the best approach to familiarise them with the idea of quantity surveying services would be through the Federal and State Governments, who promote a great deal of construction work. The Vietnam War has caused a 50% drop in residential construction on the United States West Coast – since May, while other types of building are down 5-10%.

### **Wednesday 14 September 1966 (San Francisco – Honolulu)**

Chores in the morning, a delayed flight, and arrival at Honolulu about 15.30 local time, which is three hours behind San Francisco. Again we flew United DC8 (for the third time) and found it very good. They call it the Royal Hawaiian Flight, with cabin crew dressed accordingly. The 'Jetorama Theatre' provided a film, with alternatives (on sound only) including a symphony concert, which I tried to listen to when not writing this journal, keeping the cash book or doing other chores (or having an extraordinary lunch which started up at two o'clock and went on for about three hours, finishing at two o'clock (work that one out!!))

On arrival we were met by three separate parties – General Accident (Mr. William T. Hiraoka), B.O.A.C. (Mr. Emberson) and the R.I.C.S. Sandwich Islands Branch (Mr. B. J. Hunt). Mr. Hiraoka and Mr. Hunt each presented us with leis, which were not plastic (as someone had warned us they might be) but frangipani. There are eight islands in what is now the United State of Hawaii (formerly known as the Sandwich Islands), of which the largest is called Hawaii. The capital, Honolulu, is on a smaller island called Oahu, as is Pearl Harbor. (Q. Which U.S. State has a Union Jack on its flag? A. Hawaii).

Mr. Emberson won the fight to drive us to the Kahala Hilton, which is about three miles out of the centre of Honolulu. It has a splendid position, with a beach blasted out of coral rock, a golf course and pool containing dolphins and tropical fish. It was sunny when we arrived but the effect was marred by the very strong winds which continually beat about the place.

Mr. Hunt came round for a drink (I had 'Koko Head' – rum, coconut milk, brandy and ice, served in coconut shell!) He said much the same as Machin about the position of the quantity surveyor here. He is known either an engineer or an estimator. He finds his training and chartered quantity surveyor methods give him a great advantage in negotiating since he can back up his figures with precise detail.

Mr. Hiraoka took us to dinner at the Royal Hawaiian Hotel on Waikiki Beach in the centre of Honolulu. Superb green turtle soup and sea food casserole, and a very good floor show of local music, singing and dancing (including the hula – but not topless!) Kenny (of 'Flower Drum Song') specially good.

### **Thursday, 15 September 1966 (Honolulu)**

For the first time on the tour we spent a day entirely on our own. I spent the morning writing and making various arrangements, and in the afternoon we lazed on the beach at the hotel. We took out a kayak, which tended to tip us in the water at frequent intervals. The most fascinating thing about the grounds is the numerous 'natural' pools, with tropical fish, dolphins and turtles swimming about and looking far more beautiful than they ever do in an aquarium. The day was sunny and warm (about 85) – although there always seems to be cloud inland the shore line stays clear. The constant strong wind is the only drawback.

This evening Guy treated us to dinner (the first that hasn't been provided by someone else!) at the hotel. Again there were very good Hawaiian entertainers, and we danced. The local music grows on one, with its strong, sweet melodic line. I had a midnight swim before going to bed.

### **Friday, 16 September 1966 (Honolulu)**

Again we spent the day quietly at the hotel. I was doing reports and letters most of the morning. Before lunch we each consumed a 'tropical itch', an enormously tall drink of rum,

bourbon and passion fruit juice, served, for some reason, with a wooden back-scratcher (made in Japan!) stuck in each glass. In the afternoon, swimming and sunbathing rather curtailed by our having to pack, etc., to leave our rooms vacant by 4pm. Argument over the bill – the hotel wanted to use a rate of 2.72 dollars to the £. I insisted that the £ was tied and couldn't go below 2.78. In the end we got 2.795, which was worth about \$7 to us!

In the evening there was a meeting of the 'Sandwich Islands Branch', consisting of Mr. B. J. Hunt. He, and his very charming young wife, took us to the Queen's Surf at Waikiki – a 'genuine Hawaiian' eating-place. There was an enormous room hung with large paper lanterns glowing in semi-darkness. It was self-service, and we were allowed as much as we liked (and as many helpings). The resulting mixture of local fruits and fish, with green sauces, was very satisfactory. To me the best local fruit is pineapple, which appears everywhere (we had a complimentary one put in the hotel bedroom each afternoon!) Afterwards there was a magnificent exhibition of South Sea dancing, etc., before a very large audience. The most spectacular turn was a fire dancer who seemed likely to set the whole place alight. The eight girl dancers were very pretty, and highly competent performers.

Unfortunately their act at one stage required eight volunteers from the audience to dance a solo with each in turn. Needless to say I got grabbed for this, out of about 500 men in the audience! I thought of flight, but we were hemmed in and I had to go through with it.

Afterwards the Hunts took us to the Airport to catch the 00.30 flight by Air New Zealand to Auckland. There we were greeted with the information that there was a twelve-hour delay so had to spend the night at the Airport Hotel (one of the hundreds of Holidays Inns in the United States).

### **17-18 September 1966 (Honolulu – Auckland)**

This morning we took a taxi to nearby Pearl Harbor, where the U.S. Navy runs a (free) launch trip out to the sunken wreck of the battleship Arizona. This still contains the bodies of over 1000 U.S. sailors and marines killed in the Japanese attack of 7<sup>th</sup> December, 1941. A memorial has been built over the wreck (parts of which are still visible). This contains a small museum of relics such as the ship's bell and a 'shrine' where the names of the dead are displayed and 'Abide with me' comes discreetly out of the loudspeakers during visiting hours. In spite of this, a moving experience.

I got in a quick dip in the Holiday Inn swimming pool before going to the Airport, where we hung about for nearly two hours (luckily in the V.I.P. lounge, with free drinks provided!) before taking off at 14.00, 13 1/2 hours late. The flight, in a brand new DC8 of Air New Zealand (formerly Teal), was smooth, uneventful and non-stop. We crossed the International Date Line and thus arrived at 23.00 on Sunday, 18<sup>th</sup>. Mr. Maltby, the R.I.C.S. corresponding member for New Zealand met us at the airport.

### **Monday, 19 September 1966 (Auckland)**

In the morning a long meeting with the Real Estate Institute of New Zealand (separately reported). After giving Mr. Maltby lunch at our hotel, we went with him on a tour of Auckland. Mist and rain made conditions miserable, and we saw little of the fine views. There is a marvellous vantage point in the centre, Mt. Owen (a distinct volcano), but most of it was in cloud. We visited the wooden cathedral (about 100 years old), which is in the process of being replaced by a much less interesting brick structure going up opposite. Brick is little used here – the main materials being wood and concrete.

The evening was spent at the Professional Club, a recently established Club for the professional classes (male) in Auckland. Col. Andrew Murray, one of the prime movers in setting up the club, organised the cocktail party attended by about 60 chartered surveyors and wives (separately reported). Afterwards the Murrays gave us dinner at the club.

### **Tuesday 20 September 1966 (Auckland – Wellington)**

In the morning we flew down to Wellington in the Fokker two engined aircraft, here called a 'Friendship'. Wellington Airport is often closed by fog and suffers turbulence on landing (so we were told) but we were lucky and did not experience this. We were met by Mr. McGrath, a chartered surveyor who is agricultural advisor to the British High Commission. Our hotel is in the same chain as at Auckland (Rank Cinemas have an interest), and has the same name – White Heron Lodge. It is really a motel, modern and reasonably comfortable.

After a quiet lunch Mr. McGrath took us off to see the British High Commissioner, Sir Ian MacLennan, and the Deputy High Commissioner, Barry Smallman (separately reported). MacLennan was in Ghana as High Commissioner there in 1957-59, and remembered our meeting there – rather to my embarrassment, as I had forgotten. (He also remembered Noel Hutton's visit there in 1957 – 'the only man to go surfing in a bowler hat!') The weather in Wellington today is also very bad – indeed, so far New Zealand has been virtually invisible under mist and rain.

In the evening we were all invited to dine with the McGraths, but I excused myself and spent the evening dictating reports. Mr. Bishop, the Honorary Secretary, arrived about midnight from Auckland (where he docked in the Oriana). His flight was diverted as the weather had closed Wellington Airport. He had a three-hour coach ride from Palmerston North.

### **Wednesday 21 September 1966 (Wellington)**

The morning was taken up by a meeting with officials of the New Zealand Institute of Surveyors (separately reported). For this we had the welcome addition of William Bishop, the Honorary Secretary of the RICS, who is in New Zealand on a visit to his married daughter who lives in Dunedin. He and his other daughter, Pamela, had flown from Auckland the previous night and, unfortunately, their plane was diverted to Palmerston North so that they did not get in until after midnight. After the meeting, which took place in the elegant new building recently put up by the General Accident Insurance Co., William gave us lunch in the Midland Hotel, where they had a good cold buffet. After lunch the President attended a Board Meeting of the General Accident while I went back to do various reports, etc., until it was time for the cocktail party held in the President's honour and attended by over 100 people (separately reported). In the evening the five 'Bs' had a quite RICS dinner together at the White Heron Lodge, where we are staying. The weather continued to be wet and cloudy.

### **Thursday 22 September 1966 (Wellington)**

This was a day of meetings – in the morning with the New Zealand Institute of Quantity Surveyors and in the afternoon with the New Zealand Institute of Valuers (both separately reported). In between, we were taken by Mr. Maltby to see something of Wellington, the weather having improved somewhat. We went up the cable car to the Carter Observatory and afterwards took a taxi to the top of Mt. Victoria., from which splendid all-round views are obtainable. We very much enjoyed the fresh air and exercise. We were taken to lunch by Mr. Morris Jones and Mr. John Harcourt of N.Z.I.V. We first had drinks in the Wellesley Club, which is very handsomely equipped and has no less than six billiard tables, and afterwards

had lunch in the Wellington Club on the Terrace. This is a large wooden building about 80 years old, which is unfortunately scheduled for demolition to make room for a motorway. In the evening we returned to the Wellington Club as guests of the N.Z.I.V. for a very pleasant informal dinner-party, which ended up with a not-too-energetic snooker match.

### **Friday 23 September 1966 (Wellington)**

This morning, after dictating reports etc., I accompanied the President to the Ministry of Works, where we met Mr. F. R. Askin. He is one of the two Deputy Commissioners, the Commissioner himself being out of the country. He gave us a full description of the work of the Ministry, which has roughly the functions of the UK Ministry of Public Building & Works and Ministry of Housing and Local Government rolled into one. It was difficult to get him to talk very much about surveyors, though a large number are employed in the Ministry. I tried to get some idea of the standing of the local institutes from the Government point of view, but he said they had little contact. He did however say, rather significantly, that the Ministry recruited their quantity surveyors direct from UK.

The three of us went to lunch at the house of Sir Ian MacLennan, the British High Commissioner where the party included Sir Edmund Compton (the future UK Ombudsman, here to confer with his New Zealand equivalent) and Miss Moura Lympany the pianist. She was very good company (rather like Shambles Pickford), and has positive opinions. She is sure there will be a coalition Government in UK soon, and bet me fifty dollars to a private piano performance that it will happen in the next year. I think my money is safe and she will be playing in the music room at Farligh next September! She recommended a good restaurant in Wellington, the Caprice, so I promptly invited her to join us there tonight. Sir Ian's house is a very pleasant large wooden one, about sixty years old. The garden, on a hill overlooking the harbour, was full of spring flowers and magnolias, rhododendrons etc., in bloom. Lady MacLennan intrigued at my guessing that she was at St. Hilda's – it stuck out a mile!

In the afternoon we were taken for a drive by the Surveyor General (Mr. Gough) and the Commissioner of Lands (Mr. Maclachlan). The weather had improved and we had an interesting (although not outstanding) drive through the Hutt Valley and the hinterland of Wellington. It is mainly sheep country, and we saw no arable land. Scenery like a slightly more rugged version of the South Downs.

In the evening we had our dinner (my treat!) at the Caprice, where Moura Lympany in great form. Mrs. Biscoe particularly enjoyed the change from surveying talk! We were very sorry to be missing Moura Lympany's concert tomorrow night. The dinner was very good – we all had enormous helpings of lobster tails (done in whisky!) and drank some Lanson champagne. They gave us special treatment with a table overlooking the lights of the harbour. I was startled at one stage to see a whole chunk of these start moving sideways. It wasn't the champagne however – just a large liner setting out for Los Angeles.

### **Saturday, 24 September 1966 (Wellington - Sydney)**

We left Wellington in sunshine (for about the first time) in a Lockheed Electra taking just over four hours to Sydney. We left at 9 a.m., arriving at 11 a.m., and Quantas were (perhaps understandably) confused about whether they were serving breakfast or lunch on the 'plane. It was advertised as breakfast so we didn't have any at the hotel – only to find a rather puzzled crew equipped with lunch, which they began serving 1 1/2 hours after take off. It didn't do us any harm to miss a meal. Apart from a very bumpy take off from the difficult Wellington airport (on a short neck of land with water at each end and cross-winds from the hills), and some turbulence, the flight was uneventful.

We were met at Sydney by Messrs. Sherwin & Maxwell and taken to our hotel (the Menzies). It was warm and sunny and I began to have longing thoughts of Bondi beach. However there was a good deal of hanging around at the hotel waiting for my room to be got ready and then a two-hours business meeting with Sherwin & Maxwell – after which the fine weather had gone, it was 4 p.m. (really 6) and I withdrew to my room for the rest of the day.

### **Sunday, 25 September 1966 (Sydney)**

Rain all day ruled out thoughts of beaches.

Mr. Stuart Maxwell, Chairman of the Australian Eastern Sector Committee, entertained us with his wife and four small girls. He took us up the A.M.P. Building (twenty-five storeys) which has a viewing platform on the top from which there is a magnificent prospect of the whole length of the enclosed Harbour, with its numerous creeks and islands, the Harbour Bridge and Opera House just below, and virtually the whole of the city.

Afterwards we were entertained to lunch at Mr. Maxwell's home in the northern suburbs, then taken on a tour of the some of the new housing developments there. We were very impressed with the show houses, mainly the split-level type, selling from £7,000 to £10,00, excluding site.

The rain continued all day and in the evening we went to a cinema to see 'Morgan – a Suitable Case for Treatment'.

### **Monday, 26 September 1966 (Sydney)**

The weather continued wet and the morning was taken up by a visit to the new Opera House in course of construction. The design of the Opera House is quite extraordinary and unique. It was the winning entry in a competition and was the product of the Danish architect, Utzon. The original design was estimated to cost £3,000,000. The current estimate is in the neighbourhood of £50,000,000. The building is being financed out of proceeds of lotteries. It has a most magnificent site on a promontory jutting into the Harbour close by the Harbour Bridge. It will obviously join the Harbour as one of the wonders of the world and represents the ultimate in reinforced concrete construction.

I will not attempt to go into any details or description here except to say that the name is a misnomer, because, in fact, there will be four different halls – one the main Opera House itself, one an experimental theatre, one a large hall for concerts and the fourth a small recital hall. All have magnificent views over the Harbour and the entire conception entirely dwarfs the only parallel in England, Festival Hall in London.

We were shown over the site by Mr. D. S. Littlemore, one of the team of Australian architects who have taken over on the resignation of Utzon. His estimate of the completion date is 1970 and there is certainly a great amount of work still to be done. We were accompanied on the tour by Mr. Sherwin whose firm, Ryder Hunt & Partners, have been Quantity Surveyors to the Opera House project since its inception – a great distinction – and another member of the firm, Mr. Cronin, also a chartered surveyor.

We were given lunch by the New South Wales Chapter of the Royal Australian Institute of Architects at their headquarters in North Sydney. About 20 people were present, mainly leading local figures in the architectural world. The quantity surveyors were particularly gratified by the architects' action in holding this lunch which they took as a signal tribute to

the R.I.C.S. One of the main topics of discussion was the role of the quantity surveyor in the construction team. Some of the more old-fashioned architects here still regard quantity surveyors as 'builders clerks', as one of them put it. But the newer school find the complexities of the construction process far too great to enable the architect to take on responsibility for cost control and these welcome the development in Australia of the quantity surveying profession. (There is a separate list of guests who attended this luncheon).

In the afternoon we went up the A.M.P. Building again because the weather had improved and we wanted to enjoy the view without interference from rain. We also went on a brief trip round the Harbour on a ferryboat. The 'Oriana', which had just berthed at the Circular Quay just below the A.M.P. building, sailed while we were up there and we were able to watch the site of this fine modern ship being manoeuvred into the fairway under the Harbour Bridge and then sailing down towards the open sea.

In the evening there was the President's cocktail party at the Menzies Hotel, for R.I.C.S. members and a few guests from kindred societies. (There is a separate list of guests). The R.I.C.S. members made it clear that they greatly welcomed the President's visit, which they thought gave a considerable impetus to professional co-operation in New South Wales, which has tended, as in New Zealand, to be on separate lines. The quantity surveyors form about half of the chartered surveyors here and most of them are anxious to work through the Institute of Quantity Surveyors Australia to build that up into a full professional organisation. There are some chartered surveyors, however, who prefer to remain aloof from this body.

Usually, they are comparative newcomers to Australia and it seems that the preferable line of development is through the local Institute rather than attempting to set up a full R.I.C.S. branch.

After the party, we were taken to dinner at a restaurant called 'The Coachman' in the Redfern district. This was unusual in being situated in the middle of a residential area in the house of a former convict who became a successful medical practitioner on his discharge. The party included Mr. John Robinson of Jones Lang Wootton, Mr. Cummins, President of the Commonwealth Institute of Valuers, and Mr. Doyle, Valuer-General of Tasmania. I was introduced to the delights of Sydney oysters which certainly are first-class. The evening was marred by the fact that when Mr. Robinson came out he found that someone had let all the air out of his tyres as a mere prank, or to pay him out for having parked too close to another vehicle. Rather callously, we were glad only to be informed of this the following day, since we were taken away by taxi before it was discovered.

## **Tuesday, 27<sup>th</sup> September 1966 (Sydney)**

Today I made two telephone calls to England. There was little delay and the reception was good, although on the second call several cables had to be tried before I could hear the other party. (I hope my wife will excuse that description of her!)

In the morning we had a meeting with Officers of the Commonwealth Institute of Valuers (separately reported). They afterwards gave us lunch at the New South Wales Club; here again oysters were very much in evidence and it seems clear that Sydney people regard no meal as complete without them. The lunch went on pretty late and there was not much break before we were due to have cocktails with officers at the Institute of Quantity Surveyors Australia, New South Wales Chapter, at the Sydney Club. It was founded about fifty years ago as the Millions Club, the idea being that it should promote the immigration in millions of British people to Australia. The Club motto is 'Patriotism and Immigration'. There is a separate list of persons attending this party which was entirely social in nature. It does not appear that the quantity surveyors here have any particular problems that they wish to tackle at the present time.

After going back to the hotel to telephone my wife, it being her birthday, I returned to the Sydney Club for a dinner given by the Institute of Surveyors Australia, New South Wales division. This again was purely social and passed off very pleasantly. Oysters, again, were much in evidence.

### **Wednesday, 28 September 1966 (Sydney)**

In the morning I visited the offices of Jones Lang Wootton to talk to Robinson and Charnock about the position of real estate agents and salesmen under the local law. (These discussions are separately reported.) Their offices are in a magnificent new building in O'Connell Street and once again I was greatly impressed by the brilliant way in which the business quarter of Sydney has been redeveloped with high rise buildings. The close grouping, design and scale of the buildings are highly successful in creating the authentic city atmosphere which is so necessary in a country of wide open spaces.

I had intended to come back to the hotel and do some reports but the sun was shining and I was easily persuaded to join Mr. and Mrs. Biscoe who were being taken by Mr. Sherwin on a tour of the countryside to the north-east of Sydney. We went first to Mr. Sherwin's home in the suburb of Why-Gee. This is a bungalow overlooking the beach. We continued around the peninsula along the road bordering various creeks and inlets with very picturesque views. We had lunch at Mona Vale which is one of the numerous small townships bordering inland waters crowded with small boats and containing numerous villas set in colourful gardens. We continued to a nature reserve some 200 square miles in extent. Here no building is permitted but there are good roads giving a succession of magnificent views, some of them looking out over the South Pacific Ocean. Bush fires are a great hazard here. Many of the trees are eucalyptus which burn, and even explode, with great ease.

Miss Pamela Marks, a former R.I.C.S. employee, called to see us this evening and kindly took some dictation. She is a professional singer with many engagements in and around Sydney but would really prefer to return to London. She was trained at the same time as Joan Sutherland at the Sydney Conservatorium of Music.

Later we went to an R.I.C.S. dinner at the Australia Hotel which was attended by about sixty-five people including nearly fifty chartered surveyors. This is the largest gathering of chartered surveyors ever to have been held in Sydney. Speeches were made by Mr. Maxwell, the President, Mr. Eastwood (the Valuer-General) and myself. Many members came up to us afterwards and said how valuable they thought the visit was and how much they appreciated the impetus given to it by closer co-operation and more frequent meetings of chartered surveyors. At present they meet very infrequently and the annual Christmas party is the only recurrent function. There is a separate list of the guests at the dinner.

### **Thursday, 29 September 1966 (Sydney - Canberra)**

In the morning we went to the Lands Department where the Surveyor-General, Mr. Fletcher, explained the work of the department and showed us some of the operations carried on there, particularly in the map making sections. Afterwards we were entertained to lunch by the firm of Jones Lang Wootton at the American National Club. This is in a fine new building on the edge of the park known as the Domain which commands magnificent views up the Harbour towards the Heads, as the sea entrance is called. It was explained to us that there are opportunities in Australia for other British firms of chartered surveyors to form branches out here. This is an obvious way in which young men wanting to emigrate can do so with the support of a strong existing organisation, perhaps after some years with the firm in England.

After lunch I called in at the offices of the New South Wales Bar Association where I met an old Oxford friend of mine, Malcolm Hardwick, who is in practice at the Common Law Bar here. He told me of other Balliol friends, notably Gordon Samuels, who has recently taken silk.

After this there was a reception at the headquarters of the Real Estate Institute of New South Wales. Among guests was Mr. Justice Else-Mitchell, who is the Chairman of a Royal Commission now enquiring into the best form of land taxation for New South Wales. At present the system in force is unimproved site value rating as originally formulated by Daniel George. But this system is coming more and more into question and the Royal Commission is designed to investigate possible alternative systems.

We flew to Canberra on a Trans-Australia Airways Viscount which got us there in about one hour during which time dinner was served.

### **Friday 30 September 1966 (Canberra)**

The Hotel where we are staying is in marked contrast to our previous hotel in Sydney. It is almost entirely on one storey and is laid out in the form of two sets of pavilions surrounding grassy central courts. There are plenty of trees and flowering shrubs and the building is an old one by Canberra standards, probably built before the war. Work begins early in Canberra. I woke up and started dictating reports at 6.30 and found I was able to ring a Secretarial Agency and make arrangements for typing at 7 a.m.

We began the day with a visit to the Director of the Valuation Section of the Treasury (separately reported) followed by visits to the Surveyor General of Australia and the Secretary of the Department of the Interior. The latter, Mr. R. Kingsland DFC, occupies a position equivalent to the permanent Secretary at the Home Office in England. He served with the R.A.F. during the last war, with a distinguished career in the flying boats and later as Director of Intelligence. He received us today, charmingly, and there was a general conversation about Canberra and its problems. It occurred to me that it might be helpful in explaining what we had seen if a film could be made available in London. Mr. Kingsland said that there was a suitable film called 'Australia Now' which ran for half an hour, and also another more light-hearted treatment lasting also for half an hour called 'From Tropics to the Snow'. He undertook to arrange for the R.I.C.S. to borrow these from the Australian News and Information Bureau at Australia House in London. He also gave us various booklets including a useful one entitled 'Professional Opportunities in Australia'.

Mr. J. W. Venn, then drove us to the C.S.I.R.O. Experimental Station at Ginnindera (the initials stand for Commonwealth Scientific and Industrial Research Organisation). We were received by the Station supervisor, Mr. R. J. Hutchings D.D.A., who explained that the Station was concerned mainly with investigating methods of obtaining improved pastures for sheep farming. The pasture research programme aims to further progress by providing better pasture plants, recognising and correcting soil nutrient deficiencies and physical defects, providing better methods of pasture establishment, reducing weed competition and maintaining the yield of quality herbage through the year by judicious fertiliser application. Results from the Division's research in pasture utilisation indicate that much of the potential benefit from sowing of pastures is not used.

Research is therefore directed towards the improvement of animal production from sown pastures by studying the effects of stocking rates of pastures and animal production, animal and pasture management, the harmful effects of pasture constituents and the requirements and behaviour of grazing animals. The importance of the work of the Station is shown by the fact

that improved pasture can mean that whereas only one sheep an acre can be supported by the natural pasture, if the methods developed by the Station are applied this leads to four or five sheep an acre and there is marked improvement in the appearance of the pasture. The latter factor has an important effect from an amenity viewpoint. Many of the grasslands around Canberra resemble English pastoral country and this is only because of the improvements brought about through this kind of research.

We were given lunch by the R.I.C.S. members at the Noah's Ark Motel restaurant. There were about a dozen people present and had a very enjoyable informal lunch. One of those present was a young Australian who is studying for the R.I.C.S. quantity surveying exam, but has so far had little success, partly because of the difficulty of learning the English method in an Australian environment. Although the Australian method of measurement is allowed to be used, the examination required it to be applied by English systems. The reasoning behind this is understood here but it is thought that it could be made clearer to students undertaking the course that the examination will be conducted on these lines.

After lunch we were taken to the offices of the National Capital Development Commission for a meeting with the Assistant Commissioner (separately reported). After the meeting we were taken by officials of the Commission on a conducted tour of Canberra. The City is divided into two by the recently constructed artificial lake named after Burley Griffin the American designer of the Capital. The City is expanding at the rate of about 10% per year, the present population being in the neighbourhood of 100,000. Land prices are high and the tremendous growth of population means that there is a continuous large scale building programme. Growth mainly comes from the transfer of Government employees from Melbourne. For every one civil servant transferred, nine other people on average also move into the city, either as members of his family or as additional tradesmen and others required to service the family. The City is attractive with its encircling unspoilt hills, but will be more so when the trees which are constantly being planted in large numbers have reached maturity. Land prices are high, and land here is a very good investment since this is the fastest growing area in the whole of Australia.

There was a cocktail party in the evening at the Hotel Canberra attended by local Chartered Surveyors and heads of departments and other officials, together with their wives. There is a separate list of the guests.

After the party I was taken by Mr. and Mrs. J. F. Wise to dinner at the little circular restaurant on top of Red Hill. This gives fine views over the city and was yet one more occasion on this tour when I have dined high above the twinkle of city lights at night. I dined off oysters and curried chicken, having now become a confirmed oyster eater, although I still prefer to keep the quantity down.

### **Saturday, 1 October 1966 (Canberra)**

I again woke early and as it was a sunny morning I went for a walk before breakfast along Commonwealth Avenue to the Lake. On the way back I was slightly molested by a large magpie which kept swooping down on me. I was told later that this is a frequent trick of magpies here and that they can be a nuisance where young children are concerned, although I don't think they actually do any harm. After breakfast I went out again to take some photographs of the magnificent scenery, particularly the fruit trees in full blossom. We then went back to the Ministry of the Interior where a special showing of the two films mentioned in yesterday's entry was arranged for us in the 120 seat Cinema the Department have. This was followed by a further tour of the city this time with Mr. Venn as the conductor. We went up the Black Mountain which gives splendid views and also visited the University and the Civic Centre. We had lunch at the new Canberra Rex Hotel, outside which I was surprised to

see the Ghana flag flying. It turned out that since there is no Ghana High Commission Office as yet, the Ghananian diplomatic mission is housed in the Hotel. We had an excellent lunch, oysters again being in evidence (I was sad to hear that Melbourne is not regarded as a good place for oysters so this may be the end of the oyster spree).

After lunch I returned to the Hotel Canberra and worked on reports until Mr. G. Sandwith came to collect us for dinner at his house at Yarralumla, where we spent a most delightful evening. The house is quite large with a sitting room measuring about 25 feet by 15 feet, a dining room and three bedrooms. It is situated in a most delightful position quite near the city, but with a view in the front showing the lake, the hills, and none of the buildings but the next door house. Mr. Sandwith was full of most interesting conversation, in particular about his experience as a consultant to the Queen of Tonga. He described how in the early 1950s, he sold his flourishing partnership in a firm in Newcastle and moved to Tonga. He was very enthusiastic about the Presidential visit and felt that there was a great role for the R.I.C.S. and its members to play in Australia and New Zealand. He considered that there should be an R.I.C.S. branch or at any rate a committee in each Australian state, and also in the A.C.T. He stressed in particular the opening for agricultural surveyors in Australia. At present there are no private practitioners and the opportunities would therefore lie in the Agricultural Departments of the State Governments. He feels that there is much work for Chartered Surveyors in this field. Mr. and Mrs. Sandwith were very pressing in their invitations to the President and myself to return to Canberra. They offered us the hospitality of their house at any time and would doubtless welcome visits from other members of the Institution.

Incidentally, they discounted the story of the magpies attacking children. They said that they only swoop down on those who annoy them by throwing stones or other missiles or where some light object such as a bald head attracts their attention! Mr. Sandwith has some interesting theories about the possibilities of irrigation in the dry interior using water tables, which exist below the surface. He described how on a trip from Adelaide to Alice Springs he noticed large numbers of windmills used to drive pumps raising water from these underground sources. He feels that there is large scope here for future irrigation projects. Some Hydrographic surveying has been done but he says it is not possible to obtain the resulting survey maps. Mrs. Sandwith said that after much travelling around the world they felt they had settled in a perfect location. Although within five minutes drive of the centre of Canberra with its theatres and concert halls, and the other amenities of a small city, they had the open country at their front door. All conceivable sporting interests are provided for in Canberra, and the surrounding bush offers fishing, hunting, shooting, walking, animal spotting. Only a hundred miles away are the Snowy Mountains with first class skiing facilities, while further north in Queensland there are the tropical holiday resorts around the Great Barrier Reef. The climate of Canberra is not unlike that of England. Pronounced seasonal variations, but considerably more sunshine.

### **Sunday, 2 October 1966 (Canberra - Melbourne)**

In the morning I was taken up by Major Bomford for a walk up the highest of the hills surrounding Canberra. It was a fairly steep climb, mostly through pine plantations and eucalyptus groves. The view from the top looking over the airport was very fine. We were accompanied by the Bomford's dog, a dalmation, Jason, while Major Bomford went back to the Hotel to collect the Biscoes. The layout of the Estate was quite pleasing but in my view, not that of the local inhabitants, there is too much diversity and funny design about these little houses, each looking quite different from its neighbour. There is also an almost complete lack of privacy, which does not seem to worry those who live there. We were having a barbecue lunch on the terrace and while this was being prepared the three of us played table tennis, the Bomford family being too busy getting lunch to join in. After lunch I listened to some records of Wilhelm Kempf, playing Beethoven sonatas while the Biscoes were taken for

a short drive. It was then time to go to the airport whence we flew in a Fokker Friendship to Melbourne.

We had as travelling companion, Colonel McDonald, President of the Commonwealth Institute of Surveyors and were met at Melbourne by Mr. Gillespie and Mr. Carpenter. As usual on our arrival anywhere on this tour it was pouring with rain. We passed a quiet evening alone at the Windsor Hotel, where we are staying.

### **Monday, 3 October 1966 (Melbourne)**

I spent this morning doing reports and letters and generally tidying up, and then Messrs. Carpenter, Gillespie and Crockett called to take us to a lunch given by the R.I.C.S. Southern Sector Committee in the Cantala Room of the Australian Hotel – there is a separate list of the guests. The room has a mahogany dado and also, which is rather unusual, a mahogany ceiling. These were brought from a 19<sup>th</sup> Century mansion outside Melbourne, when the house was demolished, and the Cantala Room (named after the mansion) was carefully designed under the supervision of Mr. Gillespie, as a replica of the original. Mr. Gillespie is a great figure here and knows everybody. The meal began with oysters, which I did not think came up to Sydney standard. I sat next to Mr. Foy who is the full-time Secretary of the Real Estate and Stock Institute of Victoria, who knows Ronald Borner well, and is active in Fiabci. Mr. Gillespie welcomed us and made some very flattering remarks about the visit and the R.I.C.S. generally. He said he thought it was a stroke of genius to have thought of visiting Australia at this time. The President and I then spoke briefly about the reasons for our visit and our reactions to what we were discovering about Australia. After we had finished speaking, questions were put from some of those present.

We were then taken straight to the Royal Melbourne Institute of Technology where the Institutions of Surveyors (Australia) were holding a biennial Council Meeting. After taking tea with members of the Council we were invited to join them at their session. After a welcome by the President of the Institution, Colonel McDonald, the President spoke briefly, and at Colonel McDonald's request, I gave a full statement of the nature of the Commonwealth Foundation and the proposed Commonwealth Surveying Information Service. Colonel McDonald said that the Institute greatly valued its connection through the affiliation agreement with the R.I.C.S. and said the Council members were delighted to participate in this historic visit.

After this we were taken straight to the City Hall where we were received by the Lord Mayor, Councillor I.F. Beaurepaire and the Lady Mayoress, together with the Town Clerk, Mr. Rogan and his wife. The visit there lasted about an hour, during which refreshments were served, and the Lord Mayor arranged for us to be shown over the Botanic Gardens, which are apparently one of the features of Melbourne. The conversation was general in nature, although the Lord Mayor was very interested to know about the widespread coverage of the R.I.C.S. He had supposed it to be confined to Land Surveyors.

In the evening Mr. Biscoe and I were guests of the Institute of Surveyors (Australia) at a dinner at the Hotel Australia. This was presided over by the President of the Institute of Surveyors, Colonel McDonald and included about thirty members of the Council of the Institution, together with Mr. Carpenter. Speeches were made by Colonel McDonald, Mr. Biscoe and myself, and in his speech, Colonel McDonald emphasised his view that the Presidential visit occurred at a most timely moment, when closer co-operation between different branches of the profession of the land throughout the Commonwealth was becoming more and more important. He suggested that in conjunction with the R.I.C.S. Centenary celebrations in 1986, it might be thought advisable to have a gathering of representatives of the various Commonwealth Societies in addition to those who would be appearing as

representatives at the F.I.G. Meetings. He also suggested that possibly the Land Surveyors Conference at Cambridge next year could be used for preliminary discussions about the 1968 meeting. Mr. Biscoe said that this was in line with his own way of thinking and he would put the suggestion to the Council of the R.I.C.S.

#### **Tuesday 4 October 1966 (Melbourne)**

In the morning the President and I paid a visit to the Governor of Victoria, Major General Sir Rohan Delacombe, at Government House. This has a beautiful setting amid gardens on the other side of the River Yarra. Government House is a stately nineteenth century mansion, about a hundred years old. We were received by a very English young ADC. Indeed, the furnishing and general appearance of the building is essentially English even down to the copies of the Times and Country Life on a side table. The Governor received us very cordially and we spent about three-quarters of an hour alone with him. The discussion was mainly general, in relation to the situation of Australia and its need for new immigrants from Britain. The Governor agreed with the President that the most suitable type of migrant was the young man who had not yet acquired family responsibilities, and was prepared to work hard to establish himself. The Governor said it took about two years for an Englishman to establish himself and about five years for a European. He felt that for a migrant, who was not prepared to put up with some hardship and inconvenience at the outset, life could be difficult in the early period. A migrant from the United Kingdom would miss the subsidies and facilities of the Welfare State, so that he would find the cost of living somewhat higher and much less insurance against illness and other misfortune. For the man with drive and initiative, however, his way to the top was clear, whereas in England in many cases he would not be able to reach the top.

The Governor explained the difficulties that arose from the fact that taxation was mainly Federal, so that the Central Government obtained the majority of the National Revenues, whereas Home Affairs generally were reserved to the State Governments. Attempts to transfer functions in relation to such matters as roads, railways and internal services generally, to the centre, had always been unsuccessful, since the new electors in the necessary referendum had, up to now, preferred to leave these matters with the States.

The Governor was very interested in the work of the R.I.C.S. and in the prospect of inducing a larger number of young chartered surveyors to try their fortune in Australia.

It had been arranged for us to visit the Sir Colin McKenzie Sanctuary at Healesville, some way out of the town, and have lunch at the R.A.C.V. Country Club at Healesville. To our disappointment, however, this had to be cancelled because of bad weather.

I spent the morning doing reports and letters and we were then taken to lunch by Harold Wexler at an interesting restaurant called 'The Walnut Tree', where I sampled a new kind of fish called baramundi, which I found excellent. This was a change from oysters, and I should mention that yesterday I consumed a record number of two dozen oysters.

Wexler took a different view from the Governor of Victoria, in saying that in his opinion young men from England with professional qualifications could make a success in Australia even though they lacked the pioneer type of drive and initiative. His firm, Rider Hunt, has been responsible for bring about two hundred quantity surveyors over as migrants from England, and many of these have no aspirations to become principals in the firm and have only modest abilities. Nevertheless, after a transitional settling down period, they have merged happily into Australian society and very few have given up and gone back to England.

In his view, and this is shared by Mr. Gillespie also, there need be no fall in the standard of living of a young man, perhaps married, with one or two children, who comes over to make a fresh start in Australia and who is already professionally qualified.

After lunch we were taken to the top of the National Mutual Insurance Building, which is twenty-five storeys high and affords a remarkable prospect of the whole of Melbourne. The city spreads for many miles of mostly flat plain and contains a number of interesting new developments. It differs from Sydney in having wide streets and numerous trees and parks. Also, it lacks the advantages, from the pictorial point of view, of Sydney Harbour, though it has, of course, harbours and docks of its own.

In the evening there was a cocktail party given by the President R.I.C.S. at the Windsor Hotel, at which the guests included the Lord Mayor of Melbourne and Sir Macfarlane Burnet, Chairman of the Commonwealth Foundation (there is a separate list of guests). The party was well attended and the conversation animated. Many of the guests remarked on the importance they attached to the President's visit and expressed the hope that it would lead to a high degree of co-operation, both among the professional bodies in Australia and between them and the R.I.C.S. Afterwards we were taken to dinner at Florentino's Restaurant where I consumed two extremely appetising dishes, a cannelloni, followed by schnapper (a locally caught fish).

### **Wednesday, 5 October 1966 (Melbourne)**

In the morning we were taken on a tour, arranged for us by the Lord Mayor, of the Botanic Garden in Melbourne. The Botanic Gardens are considered to be the finest in Australia and are 120 years old. We were accorded the rare privilege of being driven through the gardens which are normally closed to vehicles. The Curator, who accompanied us, explained how he had been trained at Kew in England and said that in his opinion, although Kew had a much larger collection of plants, the Melbourne Garden had the advantage in its landscaping, being situated on hilly ground and having been laid out by a particularly talented landscape gardener. The garden largely consists of trees and many of these are planted in geographical areas, the New Zealand area being particularly interesting.

Apart from this garden, we were also shown the Myer Music Bowl which is a most ingenious structure of aluminium stretched on cable and closely resembling an enormous tent, open at one end. It has proved a most popular attraction, and the concerts there help to bring people to what used to be a rather deserted part of the gardens. We were told that although the inhabitants regard these gardens as exceptionally fine, unfortunately they are not prepared to use them much unless extra attractions such as the Music Bowl are provided.

We also saw Captain Cook's house. This is the small English house in which Captain Cook is alleged to have lived, and which was transported brick by brick from England.

This tour was followed by a meeting with the Commonwealth Institute of Valuers (separately reported).

We were given lunch at the Parliament House by the President of the Legislative Council, the Hon. R. W. Mack. Also present were Mrs. Mack, Mr. and Mrs. Wexler, Mr. and Mrs. Gillespie and Mr. and Mrs. Carpenter. After lunch we were shown over the building by Mr. Mack who acts as Speaker in the Upper House of the Parliament of the State of Victoria. The building is about 100 years old and is a very fine example of nineteenth century architecture. The concept was a most ambitious one for a colony then numbering 300,000 people. Although still unfinished, the building has proved adequate even for the Federal Parliament, which used it for a quarter of a century before moving to Canberra.

We were then given afternoon tea by the Council of the Victoria Chapter of the Institute of Quantity Surveyors (Australia) (separately reported).

In the evening we attended a buffet dinner for members of the R.I.C.S. and their wives, together with one or two members of the Chartered Auctioneers and Estate Agents' Institute and their wives. The latter are normally invited by the chartered surveyors to their functions because they have no separate organisation out here. There must have been about 70 people present – there is a separate list of the guests. The President and I were each asked to speak and were again introduced in glowing terms by Mr. Gillespie. At the latter's suggestion, the President devoted a large part of his speech to explaining the position concerning the re-building of R.I.C.S. headquarters. It appears that there is a great deal of interest in this question out here.

I spent some time explaining the organisation at headquarters and touched on the forthcoming increase in subscriptions. This was received with some mild groans and I was told afterwards by Mr. Carpenter that some members feel that they should be asked to pay a smaller proportion of the annual subscription in view of the fact that they are mainly serviced by smaller organisations. We undertook to ensure that this attitude was considered when a new basis of subscriptions was being worked out. We did not, however, hold out any hope that the present reduced proportion paid by overseas members would be further reduced.

#### **Thursday, 6 October 1966 (Melbourne)**

In the morning the President and I visited Sir MacFarlane Burnet at the Department of Micro-Biology in the University of Melbourne. This visit, which took place at Sir MacFarlane's request, was for the purpose of discussing the proposed Commonwealth Surveying Information Service, and is separately reported. Afterwards I went to the Airport with Mr. Gillespie to see the President and Mrs. Biscoe off on their journey to Brisbane and Lindeman Island.

I was due to fly down to Hobart later in the day for a few days' rest before the opening of the Conference on Monday. I decided however to remain in Melbourne for this period. There were several reasons for this. I felt the need for a complete break from meeting people, and it seemed that this was not likely to happen at Hobart where many people were preparing for my arrival and planning excursions, etc. Secondly, I had seen virtually nothing of Melbourne or its surrounding country. Thirdly, the weather was forecast to be much warmer and a lot brighter in Melbourne than in Hobart.

In the afternoon I worked on reports and correspondence and then went for a swim before retiring early.

#### **Friday, 7 October 1966 (Melbourne)**

I rose late and again worked on reports and correspondence. In the afternoon, which was sunny, I revisited the Botanic Gardens and some of the other Melbourne Gardens which are very extensive. I have now got used to the idea of it being Spring and am enjoying the magnificent blossoms which are now abounding everywhere.

It seems strange, however, to see plants like Rhododendrons and Azaleas in bloom for the second time this year. I continue to be struck by the very British nature of Australia. In particular it is impressive to see that statues of British Monarchs and Governors – in particular, of course, Queen Victoria – cherished here instead of being merely tolerated as in other former Empire countries. Although Australia is being steadily drawn more and more

under the influence of the United States, the sympathies of her people are still overwhelmingly with 'the old country'.

In the evening I went to see a film called 'They're a Weird Mob' which gives an amusing glimpse of life in Sydney as seen through the eyes of an Italian. It is full of phrases like 'Good on ye Mate!', 'Fair Dinkum' and so forth, but whether it really presents an accurate picture of Australia I rather doubt. Certainly it bears little resemblance to life as seen from the Windsor Hotel, Melbourne. This is a very staid establishment, extremely well run and with the best service I have yet encountered on the tour.

### **Saturday, 8 October 1966 (Melbourne)**

In the morning I again worked on reports and correspondence. I have written to each of the further stopping places on the tour to explain how arduous it is proving and asking for some relaxation of the programmes. After this I went for a swim and then, in the afternoon, on a coach tour to the Dandenong Hills about 20 miles north of Melbourne. The built-up area spreads all the way to the hills, though most of the development is of very low density. A suburb of Melbourne qualifies to be called a city in itself if it has 50,000 inhabitants and passes certain other tests. On the way up to the hills we passed through the 'cities' of Richmond, Kew, Croydon, Camberwell and others with equally familiar names. We passed several games of cricket being played on churned up football pitches with just a netting strip for wicket. The spring blossoms were magnificent everywhere and many species seemed to produce very much more intensive flowering than they would in England. The coach stopped in the hills at a place called Belgrave where I had a Devonshire Tea, and since it seemed appropriate, I bought a boomerang at a souvenir shop run by an Aborigine. On the return journey we passed through the exclusive suburb of Toorak. Although this is quite near the centre of Melbourne, it contains many large houses with ample gardens.

In the evening, after returning to Florentinos for a modest supper, I went to the performance of Robert and Elizabeth at the Princess Theatre. This is a mainly Australian production of a musical based on the Barretts of Wimpole Street and stars the Australian actress June Bronhill.

### **Sunday, 9 October 1966 (Melbourne)**

I went to Mattins in the Anglican Cathedral and found it was a special service for mariners. The Church was packed; the Governor arrived in stage, and there were contingents from various naval and merchant marine units. The service followed the Prayer Book exactly, and there were all the right hymns for such occasions – for those in peril on the deep etc. The thousand or so people made little noise however – Anglican to the hilt!

I had invited myself to lunch with the Wexlers – they're that sort of people- and set out by the Heidelberg Line train from Flinders St. Station. This is the only terminal station in Melbourne and handles more suburban passengers than any station in London. After a 20 minute walk at the other end I arrived at the Wexlers' house in the suburb called Ivanhoe. It is another of those where vertical gardening is called for and you go downstairs to bed. They have five children (two boys, three girls) who were quiet and well behaved, and we had an English-type Sunday lunch of lamb. H.W. has a farm as well as being the most successful quantity surveyor in Australia! but finds it pays him better to get the Sunday joint from his butcher. Afterwards we talked about the prospects for young quantity surveyors in Australia (good), and he described how he had built up his very large practice from nothing in 17 years. When he first arrived quantity surveyors were unknown and people told him to go home again as there was nothing for him to do. I played table tennis with his son, Peter (14), had tea with

H.W.'s parents who also live in Melbourne and was driven back (with some sightseeing) to the hotel.

Dinner at the Carpenters' flat in S. Yarra. She is a paediatrician and they have one child – a young baby. They were avid for news of London theatres etc., but I couldn't give them much, having so little time to go to them. This was a most entertaining evening, and a fitting end to my brief 'holiday weekend' in Melbourne.

### **Monday, 10 October 1966 (Melbourne - Hobart)**

7.45 a.m. plane to Hobart, stopping at Launceston. Above cloud most of the way, so didn't see much. The airfield at Hobart is 15 miles out of town because of the hills. Hobart a very bright, clean little town with a splendid deep harbour. (The Queen liners plus the Hood sheltered there together at one time during the war.) Hills round quite high (Mt. Wellington 5,000 ft.) Hotel room looks straight on to the harbour, with a little beach just below. The conference of reciprocating surveyors' boards of Australia and New Zealand, which I am attending as an observer, sits throughout the week. Since there will be a full official record of the proceedings, I will not set them out here.

In the evening a party at the Beltona Hotel in the suburb of Lindisfarne organised by the Tasmanian Board of Surveyors. I walked the six miles home, encountering no one who was not in a car. Some said this was the first time anyone had walked from Lindisfarne to Wrest Point! It was a pleasant walk apart from howling winds over the new Tasman Bridge, which is longer than Sydney Harbour Bridge.

### **Tuesday, 11 October 1966 (Hobart)**

Lunch at Hadley's Hotel with Ronal Collier, a partner in Jones, Lang Wootten and one of the pioneer chartered surveyors in Australia. He says there is a great need for books on the local law of valuation and compensation, and still plenty of scope for young men starting up here. After the conference, I went for a swim in the open air Olympic pool and then to dinner with Mr. and Mrs. Chris Butler at their wooden house half way up Mount Wellington. The living room is lined with Tasmanian pine panelling, and is very snug with a blazing log fire behind glass. He is a record collector, and we listened to items ranging from Peter Sellers and Sophia Loren to the Reginald Gardiner record of train noises (a real rarity). A fellow guest was Bob Miller, whom we met in New Zealand. He was in the Fuchs-Hillary Antarctic expedition. Afterwards we walked together down Mount Wellington to the road, where the car picked us up.

### **Wednesday 12 October 1966 (Hobart)**

Today was a half-holiday at the Conference. In the morning session I broke my silence with an explanation of the scope and organisation of the R.I.C.S. This arose on a motion expressing anxiety about the fact that, whereas the Australian and New Zealand Boards have embarked on a policy of requiring full-time university or technical college training for land surveyors, it is possible for these requirements (which are not yet operative in all States) to be evaded in States where they are in force by taking R.I.C.S. examinations instead. These can be studied for part-time by correspondence, and when Professional Associate membership of the R.I.C.S. has been obtained, an Australian or New Zealand licence can be applied for under the reciprocal agreements. This would plainly be an abuse if carried out by one who was at all times an Australian or New Zealand resident, and I said that the R.I.C.S. would not wish to lend itself to supporting it. Without binding the R.I.C.S. Council, I said I thought they would

not give the necessary letter of recommendation in such cases. On this the Conference agreed to shelve the matter until the 1970 Conference. It will be advisable where any possibility of abuse exists to consult the relevant State Board before issuing the letter – indeed one of the Western Australian representatives suggested to me privately that this should be done in all cases so that if something adverse to the candidate were known locally, the matter could be gone into before commitment. I also distributed copies of the R.I.C.S. Journal. The delegates displayed great interest in the R.I.C.S. and several told me they would like to see a similar body in Australia.

In the afternoon Bob Miller and I were taken for a flight in a single-engine Cessna owned by Tasair, a charter company of which Barry Valentine (a land surveyor, who piloted the plane) is a director. He uses these aircraft a lot ('like a car') for survey work. I was allowed to take the controls – first time I had flown a plane for over 20 years. We went over the Tasman Peninsula and flew low over Port Arthur. This was a former convict settlement, and many ruins of substantial buildings were visible. These include a large roofless church which was never consecrated because of a murder committed there just before completion. We also saw some remarkable rock formations, which I photographed.

In the evening a party given by wives of the Institute of Surveyors members, with a very good curry supper. I talked to almost all the delegates, who were very friendly and interested.

#### **Thursday, 13 October 1966 (Hobart - Perth)**

I wrote reports, letters etc., and had another dip in the Olympic pool before leaving to join the Biscoes at Melbourne. We arrived at Perth at midnight, counting the two hours put back. A fellow-passenger was Mr. Parry, Federal President of the Royal Australian Institute of Architects, and we were met by the Chairman of the West Australian Committee, John Rawlinson. We touched down at Adelaide and inspected the historic Vickers-Vimy aircraft in which Ross Smith made the first England-Australia flight in 1919. It is a large biplane with two Rolls Royce Eagle engines and two open cockpits. It is housed in a fine modern building, which is cleverly designed to give a striking impression of what flying of that period was like.

#### **Friday 14 October 1966 (Perth)**

This is called the city of light, and the first impression bears this out. It is the sunniest city in Australia, and in the whole world there is no city so far removed from any other city – the nearest is Adelaide (1,500 miles).

We went to the Council House, a splendidly designed new building. The architects were two Australians who won a nation-wide competition and on the strength of it moved their practice here. The Lord Mayor's room at the top commands magnificent river views rivalling those of Sydney. We were received by the Deputy Lord Mayor and Deputy Town Clerk – the principals being away at a conference in Adelaide. The Deputy Lord Mayor, Mr. Curlewis, said that the coming of the Boeing 727 fan-jets had revolutionised the situation of Perth, and brought it only a few hours away from the other Australian cities. Western Australia has the biggest population growth of all the States, and Perth is a very attractive city to live in.

We then met Mr. C. W. Court, the dynamic Minister for Industrial Development. He has been Minister in the State Government for seven years, and we were told that no one had done so much to develop this enormous territory, which is as big as India. He was very enthusiastic, and almost persuaded us then and there to apply for a grant of Government land (2,000 acres) in the wheat belt of the south-west! No experience needed – we only had to have some capital and follow the advice of the specialised agencies about crops, fertilisers etc.

His portfolio includes railways, and he has put the railway system here on its feet (they are even building new lines). He explained the Ord River scheme, in the north-west. This is an ambitious hydro-electric project, on similar lines to the Snowy River. It is the subject of national controversy over the supply of the enormous sums necessary to finance it. This is one aspect of a general argument about whether to develop the tropical north (with temperatures over 100) or further develop the more temperate areas.

In the afternoon we visited the office of Mervyn Parry, who is an enthusiast over the need of architects for quantity surveyors. His firm of Parry and Rosenthal have a lot of work at the University here, and are in close association with John Rawlinson's firm. Parry also mentioned that there is a great need for town planners in Western Australia. To my great interest he said that, as Federal President, he was involved in a project for setting up a council of professions in Australia. This was precisely the scheme I suggested for England at the beginning of this year, but here in Australia it has much more chance of success. It is supported by McEwen, the Minister of Trade in Canberra, since the Government would prefer to have one organisation to deal with on professional matters. Strangely, in view of the Law Society's attitude in England, the solicitors here are leading the movement. We also visited the new offices of another firm of architects.

In the evening the President gave a small dinner party at the Adelphi for committee members and their wives: Mr. and Mrs. Rawlinson, R. Sacks, R. Warden and G. F. Ward. Also Peter Adams, a student in Rawlinson's office. It was not perhaps the most successful of such occasions.

#### **Saturday, 15 October 1966 (Perth)**

R. Sacks took us on a tour of the University, where we found design and layout of high quality. It avoids the common Australian error of too much variety and fussiness of architectural features. One clever touch is the designing of an inner courtyard as a replica of a Shakespearean theatre (the Fortune?) with balconies of surrounding blocks AVAILABLE FOR USE AS THEATRE GALLERIES. Not a theatre at all at first glance, and yet really a very exact copy of the original.

In the afternoon, after lunch at the Sacks's (he is a keen gardener and exhibits roses), a tour of the hills up to Kalamunda (16 miles out) by Robin Warden. Tea with Mr. Delgarno and wife (nee Jane Strathon), who have a new house near Kalamunda.

In the evening a cocktail party given by John Rawlinson at his delightful house designed by Mervyn Parry. He has promised to send a list of the guests, who numbered about 50 and included most of the chartered surveyors in Perth.

#### **Sunday, 16 October 1966 (Perth - Singapore)**

After packing and settling my hotel bill, which took rather longer than expected owing to a disagreement over the charge for the Presidential dinner, I went for a sail on the Swan River. The boat was owned by a local architect, John Fitzhardinge, who designed and built it himself. It was a 16-footer and he is at present in the throes of building a much larger one. He has already won several ocean races in the present boat, the Thea. We were out for about an hour and a half in perfect sailing conditions, with sunshine and good, but not too strong, breezes. Half way through the sail, Fitzhardinge sent a radio telegram to the Biscoes telling them how much they were missing in having chosen to drive in the countryside instead of coming for a sail! The only other passenger, incidentally, was John Rawlinson who

afterwards took me back to the hotel where I had a quiet lunch before being taken to the airport.

The trip to Singapore in a Quantas Boeing 707 was smooth and relaxing. The cabin service was extremely good and conditions on the whole were pretty luxurious. We arrived at Singapore about 8 p.m. and were met by various members of the local Branch. They had prepared an extremely heavy programme for our three days in Singapore. Unfortunately a letter I wrote from Melbourne to Godfrey, the Secretary of the Branch, explaining the President's wishes regarding the programme, had not reached the Branch owing to the fact that we have not been informed that Godfrey had departed on leave.

The Goodwood Park Hotel where we are staying is an enormous, rambling place with the longest hotel corridors I have ever seen. Nevertheless it seems a comfortable enough place. The sticky heat of Singapore was a great contrast to anything we had experienced previously on the tour and I was relieved to find that the bedrooms were air-conditioned.

### **Monday, 17<sup>h</sup> October 1966 (Singapore)**

Mr. Seah took us to the Singapore office of Langdon and Every (quantity surveyors) of which he appears to be the head. He told us that the main question of concern to the Singapore members at present was the formation of the proposed Singapore Institute of Surveyors. We were given a letter addressed to the R.I.C.S. about this and I will not repeat the details here. The main point seems to be whether the Real Estate Valuers Association (Singapore) should be included in the new body. Although some chartered surveyors belong to the former, and it is headed by a chartered surveyor, John Carter, many of the members have not passed any examinations. In effect, the new body should be a breakaway from the Institute of Surveyors (Malaysia). Although formally the latter does not extend to Singapore, nevertheless it includes Singapore practitioners among its members. We were interested to note that both the existing and proposed surveyors' institutions are umbrella bodies, comparable in range to the R.I.C.S.

We were introduced to the senior members of the firm and then were taken by Mr. Seah to inspect the adjacent conference hall and trade union house which his firm were interested in constructing. This is very interesting architecturally, having been designed by a firm of local architects and was erected at a cost of only 4 pound sterling per sq. ft. or a total of about half a million pounds, including the fitting out of a thousand seat auditorium. As in other tropical countries, I noticed how much scope tropical conditions give to the architect in producing an interesting and striking design.

We then proceeded to a housing estate called Toa Payoh. This is being erected for low-income occupiers on reclaimed land, hitherto consisting of bush and swamp, occupied by squatters' huts. Housing is provided mainly in ten storey blocks at the rate of one housing unit every 45 minutes. The cost per sq. ft. is about £1 sterling, lower even than similar developments in Hong Kong. Although the blocks are ten storeys high, no machinery is used for construction except concrete mixers. There are no cranes and very little scaffolding. Each flat is for a maximum of eight people – gross overcrowding by English standards, but a great improvement on what the occupants have been used to. Some of the flats are sold on 99-year leases for about £1,000 each. This represents considerably less than market value, perhaps in the region of 50%. Steps are taken to prevent speculation in these leases and the arrangements are reminiscent of the proposals for concessionary Crownhold in the Land Commission Bill in England. I hope to pursue this aspect of the housing re-development tomorrow.

We were shown over a development by Mr. Wee, a Chartered Surveyor employed by the Singapore Housing Development Board. Most of the blocks were uncompleted, but we were shown one area where the tenants were already in occupation. Two things distinguished the occupied blocks from similar blocks in England: one was the fact that a number of street hawkers had set up booths in the car parking spaces adjoining the blocks, and these had crowds around them which provided an air of interest and animation. The other distinction was that each flat is provided with a balcony containing holes for the insertion of poles for use in drying clothes. These poles, about four to each flat, project outwards a distance of perhaps ten feet. When covered, as they are mostly, with brightly coloured articles of clothing, they give the whole block the appearance of a battleship dressed overall. This is very gay and exciting.

We were taken to lunch at the Adelphi where we were joined by Mr. Stevenson, the Chairman of the Branch. I had an excellent garlic steak and was told that all the good meat in Singapore came from Australia. I had a glass of beer but was somewhat shaken to find that beer is more expensive than wine here even though it is locally produced. A pint of beer costs about 5 shillings in English money. I was unable to discover why this should be so; it is not apparently due to taxation.

In the afternoon we were taken to the new Singapore Polytechnic where we met the Principal, Mr. A. Edis, the Head of the School of Architecture and Building, Mr. Notley and the Senior Lecturer in charge of the building division of the school, Mr. V. B. Torrance. We also met the Senior Lecturer in Quantity Surveying, Mr. Eric Lim, who is a Chartered Surveyor.

The quantity-surveying course consists of the building course of four years, plus an additional one-year specifically concerned with quantity surveying. The course has barely got started and, in fact, there are no quantity-surveying pupils at the moment. This is thought by Mr. Torrance to be due to the fact that the present syllabus does not equip for the R.I.C.S. examinations. They expect to revise it shortly to bring it into line with our requirements. They are very anxious to provide suitable training for the R.I.C.S. quantity surveying examinations and are also most anxious to have the guidance and assistance of the R.I.C.S. in getting their building course on its feet. They urgently need a quantity-surveying lecturer, possibly seconded as a visiting professor. They would finance this through the Ford Foundation if they could convince the Foundation that the visitor comes from a reputable source and was of good standing. In view of this, the salary could (especially for a short-term appointment) be negotiated at quite a high level. We said that we would do what we can to find somebody, but did not hold out very much hope. They would like the R.I.C.S. to send a representative out to assess the course, but explained that this was unlikely to be possible at least in the near future. In any case, it does not seem that the course is ready for inspection – though it has apparently been recognised by the Institution of Electrical Engineers in Britain and they expect recognition fairly soon from both the mechanical and civil engineers. Further information can be obtained from Professor Sidwell of Heriot Watt University, who is the external examiner.

There is also a course in valuation, but this is a part-time (evening) course and has not been successful. It started out with 12 students and has dropped to 4 in its attempts to turn out the first batch of diploma holders. We afterwards met some of the students and looked round the architectural section. There is a great deal of enthusiasm here and also a great desire to co-operate with the R.I.C.S., to align with R.I.C.S. interests and to gain, in due course, exemptions from R.I.C.S. examinations.

In the evening the Presidential cocktail party for members was held and was attended by about 35 members. (I hope to obtain a list of these.) The members seemed very pleased about the visit and topics of conversation included the questions of raising subscriptions, the re-building of headquarters, the formation of the proposed new Institute of Surveyors and the

general conditions in the area. I found nothing but goodwill and friendliness towards the R.I.C.S. and praise for the way it is operated. Afterwards the three of us had a quiet dinner at the Goodwood Park and watched one or two items of cabaret before retiring to bed.

### **Tuesday, 18 October 1966 (Singapore)**

In view of the heavy eating programme recently, I breakfasted off a Tasmanian apple I found still in my luggage. I managed to get some reports done before being collected and taken to the offices of the Economic Development Board. Here we met Mr. Lim Ho Hup, the Director of Economic Planning, and also the Chief Surveyor and Planner, Mr. H. Fryer, and the Senior Surveyor, Mr. J. Philips. The two latter are land surveyors, both trained in Australia, who are training their own men in the Singapore office. It seems that the usual source of supply for land surveyors in the Far East is Australia. Mr. Lim explained something of the planning of the industrial estate at Jurong which is on a very considerable scale, virtually amounting to a new town. Our programme had provided for us to see this Jurong Estate this afternoon, but we had to ask for this item to be deleted as the programme was much too heavy. This obviously caused a great deal of disappointment since Jurong is regarded as the show place, which all visitors must see. As it turned out, however, and as even the local people admitted, there was just not enough time for a visit. The meeting did not prove enlightening except to show that the Director of Economic Planning seemed to be unaware of the difference between a town centre and a neighbourhood centre.

We then had a very useful meeting at the offices of the Housing and Development Board with the Chairman of the Board, Mr. How. He is a very dynamic man, who also holds the post of Permanent Secretary in one of the Ministries. He explained the reasons for the remarkable success the Board have had in procuring low cost housing for the lower income groups. Their advantage over the private developer is that they operate on an enormous scale using stock designs which they do not vary in the course of construction. They can borrow at very low interest rates and they have a policy of being very quick paymasters. Thus the contractor can get credit for materials as soon as he has a contract with the Board. If the contractor puts in his papers on completion by the 15<sup>th</sup> of the month, the architect employed by the Board is put on the mat if payment is not made by the end of the month. No direct labour force is employed. We were interested from the point of view of the Land Commission in the system used to sell housing units at concessionary rates. In fact only 4,000 out of 80,000 units have been sold this way, but the proportion is likely to increase. Units are sold on 99-year leases for a premium payable by instalments over 15 years, or similar period, and a low ground rent. The premium is calculated so as to recover the actual cost of construction. There is no subsidy element, but the economies mentioned above and the absence of any profit to the developer mean that the price is about half what the units would fetch in the open market. I was interested to know how, in this situation, the Board prevented speculation and resales at a profit. There is a restriction on assignment of a lease and the board requires it to be offered to people on the waiting list. Since the waiting list is cleared in about 6 months, any applicant on that list knows that he has not to wait very long in order to get a unit direct from the Board. He is thus not prepared to pay more than what the Board would charge him for a lease. Housing density incidentally is about 800 to the acre for these new blocks.

We discussed the position of Chartered Surveyors and the students in the office. It is Mr. How's policy to employ Chartered Surveyors and he has sent a number of students to England for training but has been very disappointed at the high failure rate. We were told that he appears to have a suspicion that we operate a quota against Asian students. We did our best to make it clear that this was not so. It seems that the R.I.C.S. should do more to try and place students from the Far East with firms and in other offices in the UK. It should be regarded as a duty by senior members to take a quota of these people. Mr. How suggested that the

R.I.C.S. should follow the Cambridge Local examination system in having basic papers applicable everywhere, plus local papers in subjects like Local Government.

Mr. How, on having he proposed information service explained to him, said he would very much welcome this exchange of information and if asked to participate would be very happy. He felt this would especially valuable for urban renewal, dealing with such matters as cost benefits analysis.

We had lunch at the Cockpit Hotel, a former colonial style mansion. The walls are decorated with various mottoes, one of which is a Chinese saying 'While the tongue which is soft endures, the teeth which are hard decay'.

Afterwards we were taken to see the Acting Director of Public Works, Mr. Hiew Siew in the offices of the Public Works Department, where we also met a number of his senior staff. Three Chartered Quantity Surveyors are employed, plus one Q.S. student from the Polytechnic. The establishment is 6 and Mr. Hiew said that he would like more quantity surveyors from the United Kingdom. We mentioned a complaint from the Polytechnic that the P.W.D. insisted on setting its own written examinations. Mr. Hiew explained that this was done only for those trained at the Polytechnic, the reason being that he did not consider the Polytechnic standard was high enough at present.

He suggested that the R.I.C.S. might help in dealing with the problem arising from the fact that the schools often had no idea of what a quantity surveyor or valuer is or does. He feels that part of the reason for the shortage of such people is that it never occurs to schoolboys to think of joining the profession because they are totally ignorant of its existence. He told us that many local students are going for the examinations of the Institute of Quantity Surveyors (Australia) rather than for the R.I.C.S. examinations. They find the former much easier and more in line with local practice.

In the evening the Branch gave a Cocktail Party at the Tanglin Club (formerly the exclusive European Club but now open to all). Among the guests was Mr. Ramaswaram, the Chief Surveyor, who told me that he is hoping to set up a Survey Board on lines similar to those in Australia and, if such a Board is to be set up, he would expect it to become one of the reciprocating Boards on equal terms with the Boards of Australia and New Zealand. After the party we were entertained to dinner at the Tanglin Club by Mr. and Mrs. Sucking and Mr. and Mrs. Lewis.

### **Wednesday, 19 October 1966 (Singapore)**

It is clear that our programme will not enable us to do any sightseeing at all in Singapore or to visit any of the places of interest other than those where surveyors are working. We have to be content, therefore, with tantalising glimpses seen through car windows. As we expected, Singapore is a crowded, bustling city. The harbour roads are full of shipping and there are a number of interesting buildings both old and new. Among the older buildings of distinction are the City Hall and the Law Courts which stand together facing the harbour across a wide green used for cricket and rugger by local clubs. The new buildings we have glimpsed, but shall not be able to visit, include the national theatre – this is an extraordinary structure resembling a letter 'T' standing on one end of the cross piece. The sides of the auditorium are completely open and the roof is a cantilever structure of striking appearance. The name of Raffles appears everywhere and another fine old building is the Raffles Museum which I would very much have liked to look over. The Singapore river flows through the city; a dirty, smelly stream crowded with small boats.

This morning we were in the charge of Mr. Stevenson who is the Chief Quantity Surveyor at the British Ministry of Public Building and Works, which is in charge of all British installations in the Far East. We went first to the H.Q. of the M.P.W.B. and met the Regional Director, Mr. A. F. W. Grant, who is a Civil Engineer. He told us something of the enormous range of his responsibilities. He had just returned from a trip to the Maldives Islands, several thousand miles away. He told us that he had suffered heavily financially through the bankruptcy of a firm of estate agents at Harrow called Cridford and Skilliter. His experience led him to welcome very much the prospect of some regulations of estate agents and it might be worth while getting details from him as an example of the need for some control. We also met the Superintending Architect, and several of the Quantity Surveyors employed at the H.Q.

We were then taken to a different part of the city to visit the area offices of the Southern Area of Singapore Island. This looks after all British Government constructional services, including the Changi Airfield. We again met a number of quantity surveyors and quantity surveying students and technicians. One of the senior men, an Englishman, who is proposing to take the Direct Final examination shortly was firmly convinced that the R.I.C.S. operate a quota policy under which the level of the pass mark is adjusted according to how many candidates the Institution desire should qualify. The President assured him that there was no truth in this story, but he said it was widely believed and appeared unconvinced. Two of the British staff acted as lecturers in the technician course at the Polytechnic.

One of them told us that he found even the Chinese students to be lacking in industry and slow to grasp the subject. He felt that inadequate command of English was a basic difficulty. After this we visited the offices of the Ministry in the H.Q. Far East Command and again met a number of quantity surveyors and students.

We were taken for lunch to the Raffles Hotel, which fully justified expectations. It retains a great deal of the atmosphere of the Empire Days with much bamboo and rattan furniture, whirling punkahs and a general air of Somerset Maugham. The hotel is built round a small central garden called the Palm Court where tropical flowers and tall palms contrast with the white walls of the old building. The tropical rainfall gives such gardens as this an intensely green look. We had lunch in the Elizabethan Grill which, although famous and of long standing, seems completely inappropriate, since it is furnished and decorated in an English Tudor style. As seemed fitting, I had a curry, which was very good.

After lunch we called on the British High Commissioner, Mr J. V. Robb, CMG, who showed great interest in the tour. The conversation was mainly on the subject of the educational problems we had encountered. Mr. Robb was very anxious to assist in any way he could and several times asked Mr. Stevenson (the Branch Chairman) to keep in touch with him about developments. Mr. Robb thought the President's idea of a first year course at the Polytechnic mainly concerned with improving academic standards was a very good one. He undertook to talk to the Principal of the Polytechnic, Mr. Aldis, about this. Mr. Robb heard an explanation of the proposed information service and thought this a very good idea. We have observed, incidentally, that notices here are in three languages – English, Malay and Chinese. The Malay language is quite inadequate to deal with modern technical and other developments and there is a Board, which sits to coin new Malay words wherever necessary. These coinages are closely based on the English word and usually amount to no more than a phonetic rendering of the English. For example, 'Immigration' is rendered as 'Imigrasen'. Some of the people we have spoken to think that this system merely serves to confuse the Malayan population.

Two portraits that I had bought in a local shop were delivered today – they are of old peasant women in Indonesia and are by an Indonesian painter called Sungkono, who to my uninstructed eye is reminiscent of Rembrandt.

In the late afternoon there was a meeting of the Committee of the Singapore Branch of the R.I.C.S. at which the main item on the Agenda was the proposed Institution of Surveyors (Singapore). The meeting considered a draft letter to the R.I.C.S. asking for guidance on whether affiliation with the Institution would be possible and seeking the R.I.C.S. view on the proposal to include in the new body certain members of the Real Estate Valuers Association, who had not qualified by examination. It was explained that it would be necessary for the new Institution to obtain registration under the Society's ordinance and that this might be opposed by the Government if members of the Real Estate Valuers Association were not included. The President and Secretary commented on the draft letter and the Branch proposed to alter its wording in the light of these comments. The meeting went on to discuss various matters and the following points emerged:

The Committee felt that there was insufficient information put out by the R.I.C.S. about members moving into the area. They asked for information to be sent out by H.Q. whenever it was known that a member had moved into or left the area.

They thought it would be useful for an article in the journal to state why candidates failed examinations. They would welcome some indication from the examiners of where candidates from Singapore were proving ineffective, e.g. failure in English language, and basic education, too slow, lack of technical knowledge, nervousness, faulty examination technique. We explained the difficulties in giving this kind of indication of why a candidate had failed. The Branch agreed that there should be no lowering of the standard of examinations. They say that local schools have an equivalent of the two 'A' level test in their Higher School Certificate examination which is marked in England. They have no Schools' Liaison Officer and are very interested in the scheme under which these exist in the UK. They would like more details.

The Committee would also like more information about the writing groups. The Committee would support the idea of introducing a greater local element into examination papers. They are inclined to discount the argument that all Chartered Surveyors should be examined in British techniques and laws because they might go and practice in England. They point out that the reverse is also true and say that the intensive training required for the R.I.C.S. examinations fits a man with the necessary flexibility to adapt himself readily to conditions in another country. They think the revised QS syllabus which concentrates more on setting problems than testing memory is a greater improvement and makes it easier for overseas people.

It appeared that it might be a good idea for each overseas Branch and Committee to appoint a representative in London who has a close connection with the Branch, e.g. Mr. K. Massie, who was the previous Chairman of the Singapore Branch and is now working in London.

Finally, the Committee complained that they have made attempts without success to get further copies of the booklet explaining various aspects of the profession. They would like to have 200 copies of this sent out.

In the evening we were given a farewell dinner by members of the Branch Committee and their wives at the Pekin Restaurant. This was a ceremonial Cantonese dinner and began with the so-called thousand year old eggs and continued with such items as shark fins, roast sucking pig, fried crabs' claws and duckling roasted entire. It was eaten with chopsticks, which I found not too difficult to manipulate.

**Thursday, 20 October 1966 (Singapore – Kuala Lumpur)**

We flew up to Kuala Lumpur in a Malaysian Airways plane, which took about one hour. Each passenger was provided with a straw fan, which was needed only when the aircraft was on the ground. The airport at Kuala Lumpur is very modern and has fine new buildings of distinction. We were met by R.I.C.S. members of the Committee of the Institute of Surveyors (Malaysia). The road into the town is also new and for the first part of the journey was free from development, passing through rubber plantations. Later we noticed a number of factories bearing familiar English names. Near the centre of the town we passed a number of notable buildings, including the railway station (which is one of the most picturesque in the world) and several new mosques which were of very interesting design.

After having coffee with the reception party at the hotel and discussing the programme, we had a quiet lunch at the hotel (The Merlin) and afterwards went to visit the Technical College where most local surveyors are trained. It is expected that this will shortly be upgraded to a College of Technology. At present it has courses in quantity surveying, land surveying and town and country planning. We met the Principal and Vice-Principal and also the Head of the Quantity Surveying Department, Mr. G. Wood. His course is entirely devoted to quantity surveying and is really professional, according to his statement. It consists of three years' full-time training plus one year's practical training with an employer. He seeks exemption for diploma holders from the College in respect of the R.I.C. S. Intermediate quantity surveying examination. Particular difficulty is caused by the fact that the examinations for both their diploma and the R.I.C.S. Intermediate are held at the same time.

It was not clear why their examination time could not be altered. They hope in August, 1967 to extend the syllabus to enable them to teach to the Final, Part I level of the R.I.C.S. quantity surveying examinations.

We found to our surprise that students' tea party had been laid on for us, organised by the student body known as the Survey and Planning Society. There were about 50 students present. The President of the R.I.C.S. was invited to address them, which he did, and afterwards there was a question session. One of the questions was whether the Survey and Planning Society could be affiliated to the R.I.C.S.! It was explained that affiliation only took place with professional bodies and that they had some way to go before this would be possible.

(It occurs to me to remark that Mr. Stevenson, the Chairman of the Singapore Branch, said that the Presidential visit had given the Branch the first chance to talk to Government, the British High Commissioner, etc., for several years and this alone made the visit well worthwhile.)

In the evening there was a buffet dinner at the house of Mr. Ung Cheng Pee. It was attended by most of the members of the Council or the local Institution of Surveyors. The house is one storey and built all round a grass compound, where tables were provided for the actual meal. The meal was quite different from the Chinese dinner of the previous night and I found it a good deal more palatable. The main ingredients were chicken, beef kebab and rice pasta. After the dinner we were taken to the Selangor Club for a night-cap. The Club has an excellent band and dancing goes on very late. We, however, excused ourselves at what the locals regard as an unreasonably early hour (at about a quarter to twelve).

### **Friday, 21 October 1966 (Kuala Lumpur)**

The morning was taken up with visits to various Government Departments. We began with a visit to the Survey Department where we again met the Surveyor General who had been present at last night's dinner. He rejoices in a name consisting of six words but this can, I believe, be abbreviated to two: Haji Yatim (the Haji, of course, meaning that he has made a

pilgrimage to Mecca). He has a very large and well-organised department employing 3,000 staff. The Torrens system is in force here and the main function of the Department is to provide title identification for land registration and to provide mapping services.

We then went to the offices of the Treasury Valuation Division which is equivalent to the Valuation Office of the Inland Revenue in the U.K. We met the Chief Valuer, Mr. R. G. Fraser, MBE., FRICS. He has twelve A.R.I.C.S. on his staff and no other qualification is accepted. Many are sent to the U.K. on Government scholarships for training, mostly with Gerald Eve & Co. This firm carried out an entire revaluation of Kuala Lumpur some years ago and connection with them has been maintained. This illustrates that one way of overcoming the problem of finding training places for overseas students in the U.K. is for the country concerned to employ a firm as consultants and thus establish a connection which can be maintained.

The last call was made on the Public Works Department where we met the Minister in Charge, the Minister of Works, Posts and Telex-Communications. He told us some entertaining stories about the political situation and was very interested in the lessons we had drawn from the tour. We also met the Director of the PWD and the Assistant Director (Quantity Surveying). The latter, Mr. Lawrence Chin, is a Chartered Surveyor of whom the Minister thinks very highly. Indeed, he remarked 'nothing can go on without Chin'. The Minister said he thought there should be more meetings of Commonwealth Ministers concerned with particular subjects, e.g. works.

Officials do meet but more can be done with a Minister to push the policy worked out by the officials. The PWD here is unusual in that quantity surveying is a separate autonomous department and all quantity surveyors are members of the R.I.C.S. The Department will not accept any other qualification. All except Mr. Chin were trained in the U.K. as Government scholars.

We were given a curry lunch at the Bilal Restaurant and, on the way there, our guide for the morning, Mr. Vargeson, told us how he had left the PWD here some seven years ago and founded his own firm which now had branches all over Malaya.

He made what seemed to us a very important suggestion as follows: He feels that the R.I.C.S. should not merely be prepared to accept reciprocal arrangements where appropriate, but should set out with a determination to pursue this end. In other words, there should be a positive drive by the R.I.C.S. towards reciprocal arrangements. He does not, of course, mean that these should be entered into without proper safeguards, but the advantage of reciprocal arrangements is considerable. Such a policy by the R.I.C.S. would encourage backward countries to raise and keep high standards and they would be reluctant to depart from them for fear of losing the reciprocal status. This policy could also help to promote uniform practices and foster efficiency throughout the Commonwealth. It would help to maintain R.I.C.S. influence and would make it easier for R.I.C.S. members to find work abroad.

The afternoon was spent resting, and preparing reports.

The President's cocktail party in the evening was held at the Selangor Club, because the Merlin Hotel had not room of sufficient size available. There were nearly 100 guests, mainly Chartered Surveyors and their wives, but also including some members of the Institution of Surveyors (Malaysia) who were not also Chartered Surveyors. The Chief guests were the Permanent Secretary to the Ministry of External Affairs, the Deputy British High Commissioner and the President of the Malayan Society of Architects. One of the Chartered Surveyors present was Mr. C. F. Light, a descendant of the Colonel Light who designed Adelaide and whose father was the first British settler in Penang. We found we had something in common, because Mr. Light also flew Wellingtons in a Coastal Command squadron. Another guest, also a Chartered Surveyor, was Mr. A. J. Charlton who has come

out here to reassess the Malaysian railway system for rating purposes. Many stretches of the line, particularly in the East, are inaccessible by road and he was therefore given a special coach with which to explore the railway system. This I must say made me rather envious.

After the cocktail party we evaded an invitation to stay and dine at the Selangor Club and returned to the hotel where we had a light meal and went to bed fairly early. The hotel was in some disarray because of a huge banquet being given for the Vice-President of India. We saw some colourfully dressed Indian dancers on their way to give an entertainment at the dinner. For some reason, the Malaysians seem to have thought it appropriate to entertain the Vice President of India with Indian food and Indian dancers rather than Malaysian. The craze for bowling alleys has hit Kuala Lumpur and the hotel has one of its own which we inspected before going to bed. We did not get a chance to have a go because there was a large crowd of people playing.

### **Saturday, 22 October 1966 (Kuala Lumpur)**

In the morning we were taken for two fascinating visits to see how a rubber plantation and a tin dredge work.

The first visit was to see the Rubber Research Institute Experimental Station at Sungei Buloh, about eight miles from Kuala Lumpur. Here a Chinese assistant manager showed us around the station. His English was extremely good and he explained matters in a most lucid and fascinating way. He demonstrated how a rubber tree in flower is pollinated so as to produce five times the natural amount of seeding, and also demonstrated the process of grafting. Apparently, all the rubber trees in production are grafted and much greater success has been obtained since polythene tape has become available to attach the graft to the parent stock. The advantage of polythene is that it allows light to reach the grafted area. We were shown the process of tapping the latex which is done every other day in a manner which enables a tree to go on producing latex for about 30 years. Our guide told us that in South America, where rubber trees originated, they still tap the trees in a very crude manner which means that they have a very short life. We were then taken to the experimental factory where the first stage of processing the latex is dealt with. One of the main recent advances has been in devising a method of drying out the latex which takes a few hours instead of nearly a week under the old method. By such improvements as this, the rubber plantations are able to keep pace with the competition of synthetic rubber.

The next visit was to the Kampon Lanjut Tin Dredging operations. This again was a few miles out of the town and the place where the dredge was working was reached by a laterite track, extremely bumpy in places. We had to go in a Land Rover. The dredge has excavated a large area now filled with water and we had to reach it by a kind of boat which moved extremely slowly under the blazing sun. The boat, which consisted entirely of metal, was very hot indeed. The dredge cost about a million pounds sterling and really consists of a kind of floating factory. There is an endless belt with chairs which scoop up the tin-bearing mud. This is then subjected to various crushing processes which produce in the end a fine gravel consisting of about 75% tin. The price of tin is extremely high and a handful of this gravel is worth over £1 sterling. For this reason stringent precautions have to be taken against theft.

Neither of these excursions have very much to do with surveying, although valuers are concerned where rubber estates or tin bearing areas change hands. We were told that there are no mining surveyors as such employed in the tin mines. Most tin is obtained by dredging but there are some mines in the country.

We scarcely had time for any lunch at the hotel before we were due at a general meeting of the Institution of Surveyors (Malaysia). This meeting was attended by 28 members of the

Institution. The total membership is 113 but many of these are out of the country on leave or otherwise and others are in different parts of Malaysia.

[Remainder lost.]

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